

092.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

639,400 / 639,400

USE VALUE:

639,400 / 639,400

ASSESSED:

639,400 / 639,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FURIA DOMENIC V & PATRICIA/TR	
Owner 2: FURIA FAMILY 2017 REV INTER	
Owner 3: VIVOS TRUST	

Street 1: 111 HEMLOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FURIA DOMENIC V & PATRICIA -

Owner 2: -

Street 1: 111 HEMLOCK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,850 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5850		Sq. Ft.	Site		0	70.	1.02	5									416,851						416,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										59313
GIS Ref										
GIS Ref										
Insp Date										10/17/18

!7491!

USER DEFINED

Prior Id # 1:	59313
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/10/20
Print Time	22:07:18
Last Rev Date	05/07/19
Last Rev Time	14:23:50
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID
092.0-0002-0002.0										092.0-0002-0002.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	222,500	0	5,850.	416,900	639,400	639,400	Year End Roll	12/18/2019
2019	101	FV	196,600	0	5,850.	422,800	619,400	619,400	Year End Roll	1/3/2019
2018	101	FV	196,600	0	5,850.	315,600	512,200	512,200	Year End Roll	12/20/2017
2017	101	FV	196,600	0	5,850.	285,800	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	196,600	0	5,850.	273,900	470,500	470,500	Year End	1/4/2016
2015	101	FV	184,700	0	5,850.	232,200	416,900	416,900	Year End Roll	12/11/2014
2014	101	FV	184,700	0	5,850.	220,300	405,000	405,000	Year End Roll	12/16/2013
2013	101	FV	184,700	0	5,850.	209,600	394,300	394,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
FURIA DOMENIC V	68881-323		2/10/2017	Convenience			1	No	No					
	12499-632		8/14/1973			33,900	No	No	N					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2011	83	Redo Kit	20,000					&BATH/UPDATE ELEC&
2/9/2011	69	Inter-De	4,000					KIT&BATH
10/25/2010	2187	New Wind	13,624					REPL 12 WINDOWS
5/27/1994	249		600					ADD 10X14 TO WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
5/18/2011	Info Fm Prmt	BR	B Rossignol
12/3/2008	Meas/Inspect	163	PATRIOT
4/10/2000	Inspected	263	PATRIOT
1/25/2000	Mailer Sent		
1/25/2000	Measured	276	PATRIOT
8/6/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 5 - Cape	1A - 1 Sty +Attic	1	Rating: Very Good	A Bath:	Rating:																				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:																				
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																				
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:																						
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Very Good																				
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:																				
Color: BEIGE				Fpl: 1	Rating: Average																				
View / Desir:				WSFlue:	Rating:																				
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN													
Grade: C - Average	Location:			Exterior:	No Unit	RMS	BRS	FL	1	6	3														
Year Blt: 1958	Eff Yr Blt:			Interior:																					
Alt LUC:	Alt %:			Additions:																					
Jurisdct: G12	Fact: .			Kitchen:																					
Const Mod:				Baths:																					
Lump Sum Adj:				Plumbing:																					
INTERIOR INFORMATION				Electric:																					
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10.	%	Heating:																					
Prim Int Wall: 2 - Plaster	Functional:			General:																					
Sec Int Wall:	Economic:			Total:	1	6	3																		
Partition: T - Typical	Special:																								
Prim Floors: 4 - Carpet	Override:																								
Sec Floors:																									
Bsmnt Flr: 4 - Carpet																									
Subfloor:																									
Bsmnt Gar:																									
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext:																									
Heat Fuel: 2 - Gas																									
Heat Type: 1 - Forced H/Air																									
# Heat Sys: 1																									
% Heated: 100																									
Solar HW: NO	% AC:	Central Vac:	NO																						
% Com Wall																									
% Sprinkled:																									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 092.0-0002-0002.0								IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
2	Frame Shed	D	Y	18X8	A	AV	1980		0.00	T	31.2	101													
More: N	Total Yard Items:			Total Special Features:								Total:													